

**MARKED AGENDA
ZONING REVIEW BOARD
SEPTEMBER 10, 2015
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

New Cases

1. **Z-15-24** AN ORDINANCE TO REZONE CERTAIN PROPERTIES ALONG A PORTION OF THE HOWELL MILL ROAD CORRIDOR FROM C-1, C-1-C, C-2, C-2-C, I-1, AND I-1-C TO MRC-2-C (MIXED RESIDENTIAL COMMERCIAL – CONDITIONAL) IN WHICH TO IMPLEMENT VARIOUS PLANS AND STUDIES ALONG THE HOWELL MILL ROAD CORRIDOR.
NPU D Council District 9
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval of substitute ordinance
ZRB RECOMMENDATION: Approval of substitute ordinance
2. **Z-15-26** AN ORDINANCE BY ZONING COMMITTEE TO AMEND SECTIONS 16-29.001(16)(b)1., (c) 1. and (d)1. OF THE CITY OF ATLANTA ZONING ORDINANCE CONCERNING THE DISTANCE SEPARATION REQUIREMENTS FOR CERTAIN USES BY DELETING OR MODIFYING THE DISTANCE SEPARATION REQUIREMENTS FOR CERTAIN MEDICALLY RELATED FACILITIES; AND FOR OTHER PURPOSES.
NPU RECOMMENDATION: See attached
STAFF RECOMMENDATION: 30 day deferral, October 2015
ZRB RECOMMENDATION: 30 day deferral, October 2015
3. **Z-15-33** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to the R-4A (Single Family Residential) District for property located at **2989 Lookout Place, N.E.**, fronting approximately 100 feet on the east side of Lookout Place and beginning approximately 300 feet from the southeast intersection of Lookout Place and Pharr Road. Depth: Varies Area: Approximately 0.392 Acre. Land Lot 60, 17th District Fulton County, Georgia.
OWNER: Jean Cooper
APPLICANT: Joseph Ashkouti for Heritage Homes, LLC.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: Approval
STAFF RECOMMENDATION: Denial
ZRB RECOMMENDATION: Approval
4. **Z-15-35** An Ordinance by Zoning Committee to rezone from the C-1(Community Business) and R-4 (Single Family Residential) District to the MR-C-3 (Mixed Residential Commercial) for property located at **590 and 602 North Highland Avenue and 1051 North Avenue, N.E.** Parcel 1 fronts approximately 109.84 feet on the west side of North Highland Avenue beginning at the northwest intersection of North Highland Avenue and Williams Mill Road. Parcel 2 fronts 171.63 feet on the south side of Williams Mill Road beginning at the southwest intersection of Williams Mill road and North Highland Avenue. Depth: Varies Area: Approximately 1.283 Acres. Land Lot 15, 14th District Fulton County, Georgia.
OWNER: MP Highland, LLC.
APPLICANT: Green Street Properties
NPU N COUNCIL DISTRICT 2
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval of substitute ordinance
ZRB RECOMMENDATION: Approval of substitute ordinance
5. **Z-15-36** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to the R-4A (Single Family Residential) District for property located at **929 Moreland Avenue, S.E.**, fronting approximately 100.38 feet on the west side of Moreland Avenue and beginning approximately 261 feet from the southwest intersection of Moreland Avenue and Eden Avenue. Depth: Varies Area: Approximately 0.46 Acre. Land Lot 10, 14th District Fulton County, Georgia.

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OWNER: Asih, LLC.
APPLICANT: Jason Harvey
NPU W COUNCIL DISTRICT 1
NPU RECOMMENDATION: Deferral
STAFF RECOMMENDATION: Denial
ZRB RECOMMENDATION: Approval

6. **Z-15-37** An Ordinance by Zoning Committee to rezone from the R-4 (Single Family Residential) District to the MR-3 (Multi-Family Residential) District for property located at **723 Ralph McGill Boulevard, N.E.**, fronting approximately 151.7 feet on the north side of Ralph McGill Boulevard and beginning at the southwest intersection of Ralph McGill Boulevard and Ashley Avenue. Depth: Varies Area: Approximately 0.226 Acres. Land Lot 18, 14th District Fulton County, Georgia.
OWNER: Sara Lee Parker and Melissa Graybeal
APPLICANT: Scott West
NPU M COUNCIL DISTRICT 2
NPU RECOMMENDATION: Deferral
STAFF RECOMMENDATION: 30 day deferral, October 2015
ZRB RECOMMENDATION: 30 day deferral, October 2015

Deferred Cases

7. **Z-14-75** An Ordinance by Zoning Committee to rezone from the R-3 (Single Family Residential) and O-I-C (Office Institutionnal) to the MR-2 (Multifamily Residential), for property located at **4707, 4715, 4723, 4731, 4739, 4749, 4755, 4765, 4698, 4706, 4716, 4724, 4736, 4742, 4754 and 4764 Wieuca Road and Parcel Number 17 009500031294, N.W.**, fronting approximately 687 feet on the north side of Wieuca Road beginning approximately 373 feet from the northeast intersection of Wieuca Road and Roswell Road and fronting 687 feet on the north side of Wieuca Road and beginnging approximately 284 feet from the southeast of the the intersection of Roswell Road and Wieuca Road. Depth: varies. Area: approximately 7.771 acres. Land Lot 95, 17th District Fulton County, Georgia.
OWNER: WAYNE C. WILSON OF THE REVOCABLE LIVING TRUST OF VIVIAN J. WILSON, ANDREW MIDDLETON, THOMAS CHAPMAN, CAROLYN GOBER, MICHAEL G. COLES, FRITZ HAMILTON, LISA ANN SEVERANCE, LOUIS WENITRAUB, APEX ASSETS, LLC., JONICA MUELLER, JOHN STEPHENS AND KELLY GRANT, LAURIE CAVALLARO, JAY AND LINDA GREEN, AMY FIKE, ALICE HANSON, ELIZABETH MILTNER, WILABR DEVELOPERS, LLC.,
APPLICANT: SOUTHEAST CAPITAL LAND, LLC.
NPU B COUNCIL DISTRICT 7
NPU RECOMMENDATION: Approval, conditional
STAFF RECOMMENDATION: Approval, conditional
ZRB RECOMMENDATION: Approval, conditional
8. **Z-14-66** An Ordinance to rezone from the I-2 (Heavy Industrial) District to the MR-5A (Multifamily Residential) District, for property located on a portion of **490 BISHOP STREET, N.W.**, fronting approximately 600 feet on the south side of Bishop Street and beginning approximately 274.7 feet from the southeast corner of Northside Drive and Bishop Street. Depth: varies. Area: approximately 8.3 acres. Land Lot 148, 17th Fulton County, Georgia.
OWNERS: STATE ROAD AND TOLLWAY AUTHORITY
APPLICANT: FAIRFIELD RESIDENTIAL COMPANY, LLC.
NPU E COUNCIL DISTRICT 8
NPU RECOMMENDATION: No Recommendation
STAFF RECOMMENDATION: 30 day deferral, October 2015
ZRB RECOMMENDATION: 30 day deferral, October 2015

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9. **Z-15-15** An Ordinance by Zoning Committee to rezone from the MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) District to MRC-1-C (Mixed Residential Commercial-Sector 1-Conditional) for a change in conditions, for property located at **846 Hank Aaron Drive, S.E.**, fronting approximately 141.7 feet on the east side of Hank Aaron Drive beginning at the southeast intersection of Hank Aaron Drive and Ormond Street. Depth: Varies Area: Approximately .641 Acres. Land Lot 54, 14th District Fulton County, Georgia.
OWNER: Le Thi Hoa
APPLICANT: Nayrang LLC. and Hakim Hilliard
NPU V COUNCIL DISTRICT 1
NPU RECOMMENDATION: Denial
STAFF RECOMMENDATION: File
ZRB RECOMMENDATION: File

End of Agenda